

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON JULY 21, 2021
(Approved October 20, 2021)

The Planning Commission held their monthly meeting on Wednesday, July 21, 2021. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson, and Paul Lacon. Larry Tietjen was absent. Also present were Mark Hosterman, Township Solicitor, Rick Tralies, Township Planner and Brady Flaharty, Township Engineer.

Mr. Woessner called the meeting to order at 7:00 p.m. and the pledge was recited.

MINUTES

Mr. Parson made a motion to accept the minutes as presented for June 16, 2021. Mrs. Alexis seconded the motion. The motion carried with a 3-0-1 vote with Mr. Lacon abstaining since he was not present for the June meeting.

In regards to the minutes, Mr. Woessner stated that pertaining to the Subdivision Buildout Mr. Hosterman was going to contact Whispering Woods about removing the dead trees. Mr. Hosterman said that Scott Denlinger from his office is doing the close-out on Whispering Woods and he has located the language requiring developer to remove the dead trees prior to the Township accepting dedication. They have a number of steps until this can be finished.

CITIZEN COMMENTS

Scott Maerten, 87 Peterman Road, stated that George and Nancy Carter on Old Schuylkill Road are seeking relief from the zoning ordinance to have an event venue. Mr. Hosterman stated this application was not required to go to the Planning Commission. It was reviewed by the Board of Supervisors and there were three items they had to approve and they approved them on the condition that the Zoning Hearing Board would grant the relief. Mr. Hosterman stated the items brought before the Board of Supervisors are: to have a gravel parking lot they needed the Supervisors permission, there wasn't a parking standard that was specific for an outdoor event venue so the Board approved a parking standard that was recommended by John Yurick, Township Traffic Engineer, and off-site parking is required to be approved by the Board of Supervisors as well. Scott Maerten stated his concern is the number of events a year they want to have and Mr. Hosterman stated he needs to express his concerns to the Zoning Hearing Board.

SUBDIVISION AND LAND DEVELOPMENT

R&S Land Development – 1st Final Plan Submission

John Iannozzi, attorney for R&S Land Development, stated they are requesting a waiver on the height of the lights and also wanted to discuss the traffic impact fee which they agree with the number recommended by John Yurick, Township Traffic Engineer. Mr. Hosterman stated the Board of Supervisors approved all the waivers in the preliminary approval resolution. The only waiver outstanding is the height of the lighting. Mr. Iannozzi thanked everyone for a good back and forth discussion. A discussion ensued. Mr. Flaharty stated the three actions for consideration is the new waiver request for the lighting, consideration of the final approval resolution, and approval of the Sewage Facilities Planning Module – Component 4A.

The following waiver was reviewed and voted on:

Motion on Requested Waiver:

1. Mrs. Alexis made a motion to recommend the Board of Supervisors approve the Applicant's request for a waiver from SALDO §22-427.5.G. to permit the Applicant

to install lighting fixtures meeting IESNA “full cutoff” criteria at a mounted height of not more than 22 feet above finished grade for the development, in excess of the permitted 20-foot height above grade, in order to allow for the uniformity average of 4:1 minimum to be met. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Hosterman stated on the draft resolution they will correct the traffic impact fee to correspond with the recommendation from the Traffic Engineer’s letter dated July 21, 2021. Mr. Hosterman stated paragraph 20 needs to be modified in the resolution.

Mrs. Alexis made a motion to recommend the Board of Supervisors grant R & S Property Services conditional approval of the Final Subdivision and Land Development Plans dated June 18, 2021, bearing no revisions, relating to the property located at 2300 New Schuylkill Road, in the form of the Resolution presented to this Planning Commission, subject to the following change to be made by the Planning Commission Solicitor: modify paragraph 20 in compliance with the July 21, 2021 letter from John Yurick, Township Traffic Engineer. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Approval of Sewage Facilities Planning Module, Component 4A – R&S Land Development as Presented

Mr. Flaharty stated he filled out Component 4A and is seeking approval from the Planning Commission as presented and for the Chairman to sign. Mr. Parson made a motion to approve the Sewage Facilities Planning Module, Component 4A. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Lacon asked if there was a plan for public sewer for the area of R&S Land Development’s property. Mr. Flaharty stated the Act 537 Plan is underway and that covers just up to that property with Phase 3 which could be approximately 10 years out. The plan will be in front of the Supervisors at their next meeting at which time it will be submitted to DEP for approval. Once approved from the DEP the Township would need to come up with the necessary funding for Phase I if they choose to move forward. A discussion ensued.

Review of Ordinance No. 2021-250 Sign Ordinance Amendments as Requested by the Board of Supervisors

Atlee Rinehart, 323 Old Schuylkill Road, wanted to discuss his concerns with the proposed Sign Ordinance Amendments. Mr. Hosterman stated he requested comments from the Board of Supervisors and received one comment from Mr. Kolb. Mr. Kolb’s concern was that he doesn’t feel that the residents should be told how many American flags they can have on their property. Mr. Rinehart reviewed his various concerns and received clarification on some sections of the proposed ordinance. A discussion ensued.

After some discussion it was decided to delete the following sections: section K on page 11 and Section H on page 14 of the proposed Sign Ordinance Amendments.

Mr. Parson made a motion to strike subsection K on page 11 which currently reads “In no case shall a photographic image of a person be displayed on an electronic variable message sign”. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Woessner made a motion to strike a sentence from subsection H on page 14 which currently reads “No more than four flags on a single lot shall qualify for exemption from obtaining a sign permit”. Mr. Lacon seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Hosterman will make the necessary changes requested by the Planning Commission to the proposed Sign Ordinance Amendments and present it back to the Board of Supervisors for authorization to advertise.

Review of Ordinance No. 2021-251 Miscellaneous Amendments to Subdivision and Land Development and Zoning Ordinances and Chester County Planning Commission Review Letter

Mr. Hosterman stated we held off on advertising this proposed ordinance due to the Chester County Planning Commission's review letter comments. A discussion ensued regarding the various review comments from the Chester County Planning Commission. Mr. Hosterman stated he will review this further.

Font Evaluation Homework

After some discussion, it was decided that the minimum height of a letter should be .07 inches on plans. The SALDO should be changed from font 10 to reflect the minimum height of .07 inches.

Discussion re: Growing Greener Revised Draft Ordinances

Mr. Tralies stated he has no updates for the Growing Greener Revised Draft Ordinances. He is still working on updating and getting it to Mr. Flaharty for his review.

Northern Federation Update

Nothing to report at this time.

Historical Commission Update

Nothing to report at this time.

Pottstown Metropolitan Regional Planning Committee

Nothing to report at this time.

ADJOURNMENT

Mrs. Alexis moved to adjourn the meeting at 9:18 pm. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Susan Kutsch
Secretary